

Petition No.: 2023-070
Petitioner: Ahmad Developers, LLC

ORDINANCE NO. 863-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04742104, and further identified on the attached map from N1-A (Neighborhood 1-A) to CG (CD) (General Commercial, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 450-451.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2023-070: Ahmad Developers, LLC

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning CG (CD) (General Commercial, Conditional)

Approximately 0.97 acres

Location of Requested Rezoning



Rezoning Map

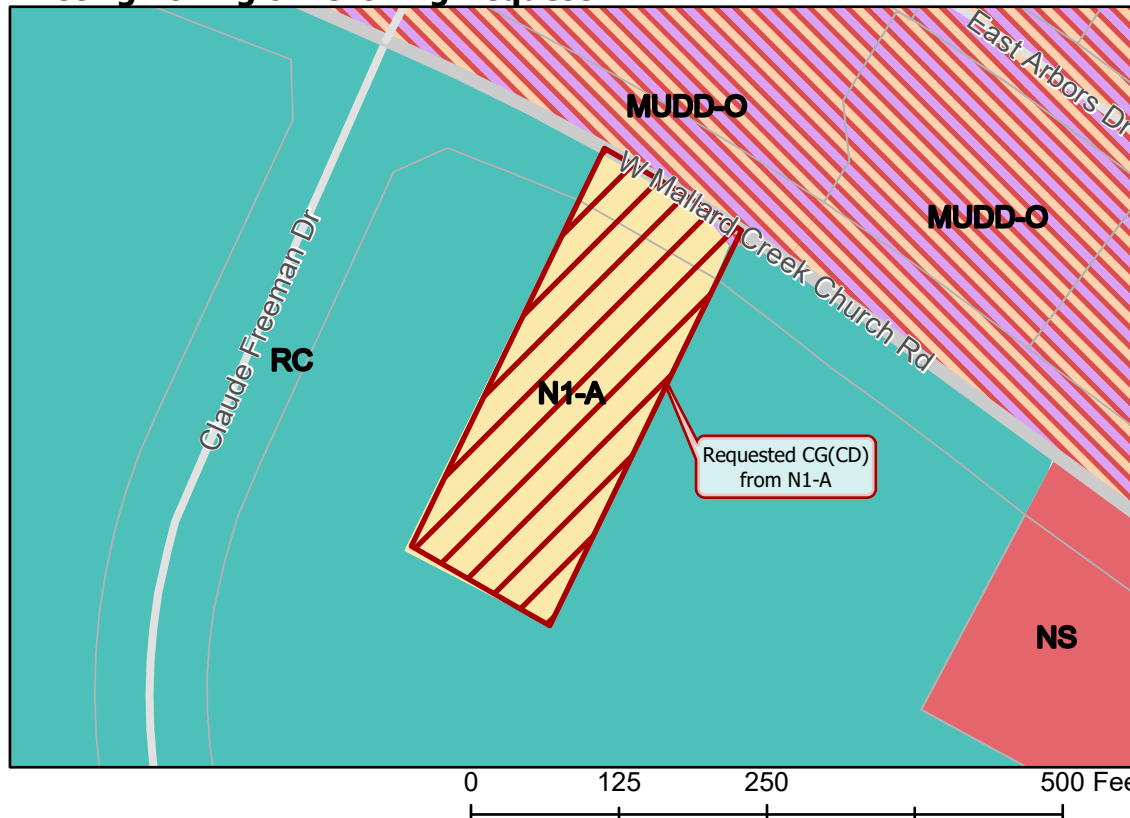


- 2023-070
- Inside City Limits
- Parcel
- Streams

City Council District
 4-Renee Johnson



Existing Zoning & Rezoning Request



Requested CG(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Campus
- Commercial
- Mixed Use



Map Created 9/6/2023

Petition No.: 2024-006
Petitioner: Oak Hill Management

ORDINANCE NO. 864-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 13314203,13314301,13314205, and further identified on the attached map from OFC (Office Flex Campus) to N2-B (Neighborhood 2-B).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



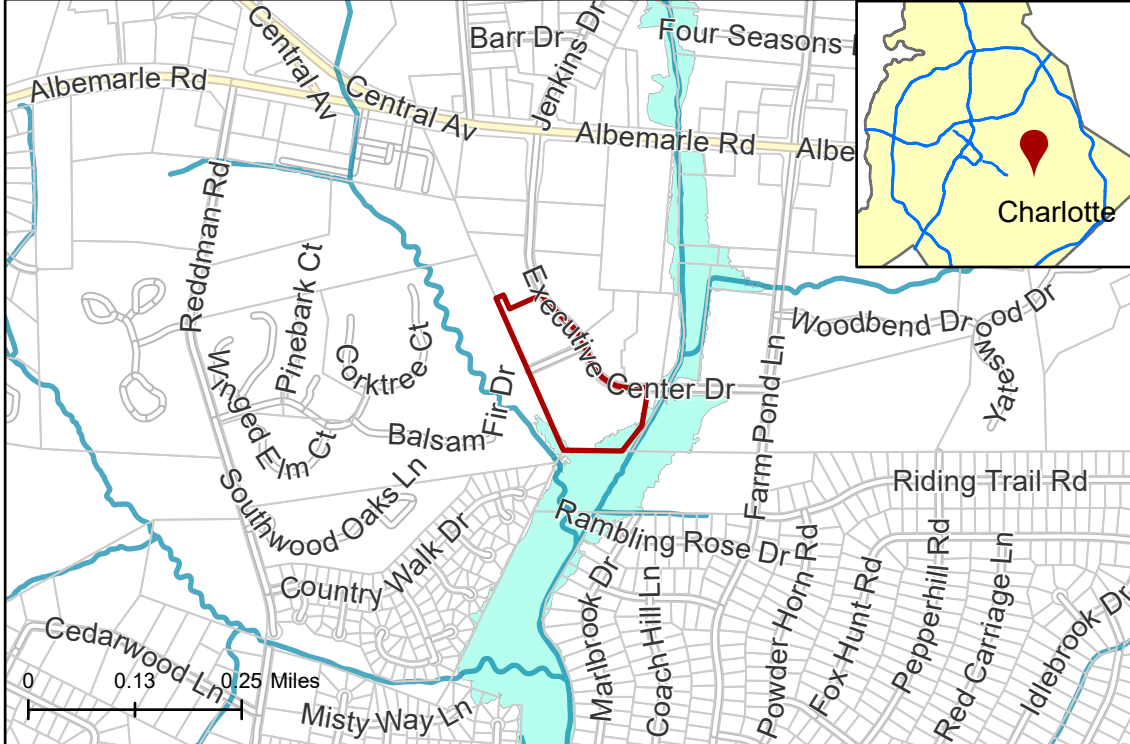
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-006: Oak Hill Management

Current Zoning OFC (Office Flex Campus)
Requested Zoning N2-B (Neighborhood 2-B)

Approximately 8.83 acres

Location of Requested Rezoning



Rezoning Map



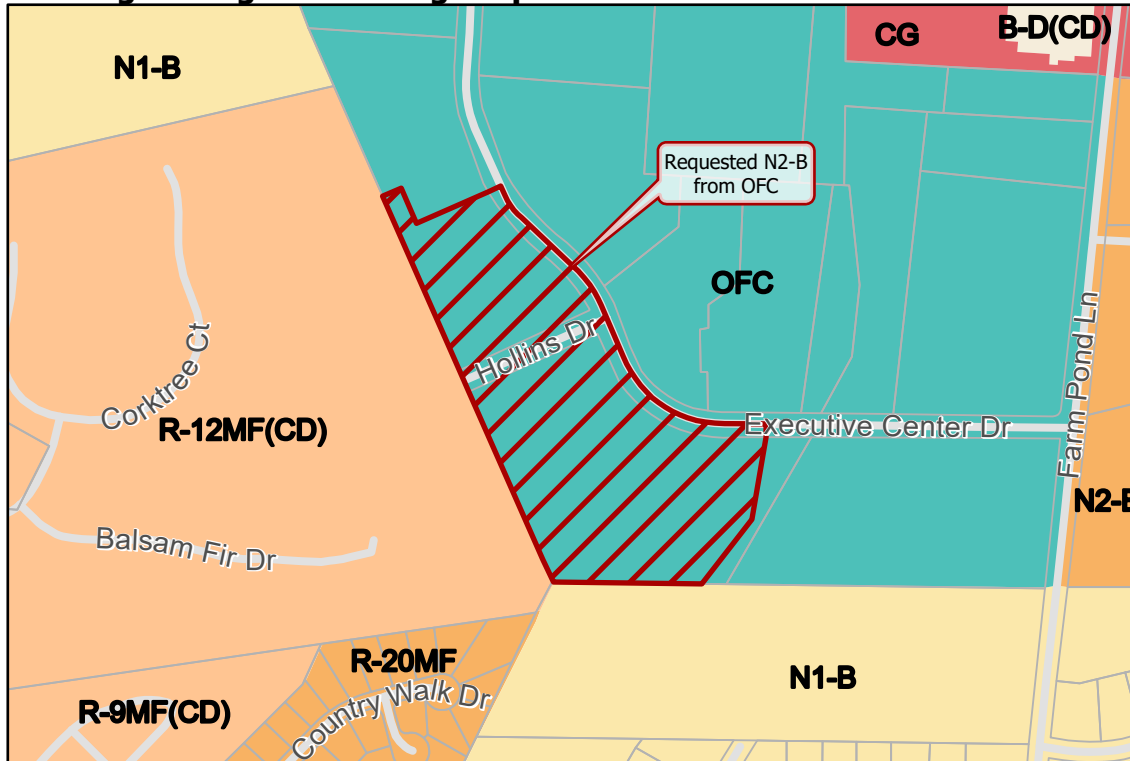
- 2024-006
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N2-B from OFC

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Campus
- Commercial
- Business-Distribution



Map Created 8/28/2024

Petition No.: 2024-034
Petitioner: Jackson Kastle, LLC

ORDINANCE NO. 865-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 09104101, 09104222, and further identified on the attached map from CG (General Commercial) to N1-C (Neighborhood 1-C).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 454-455.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



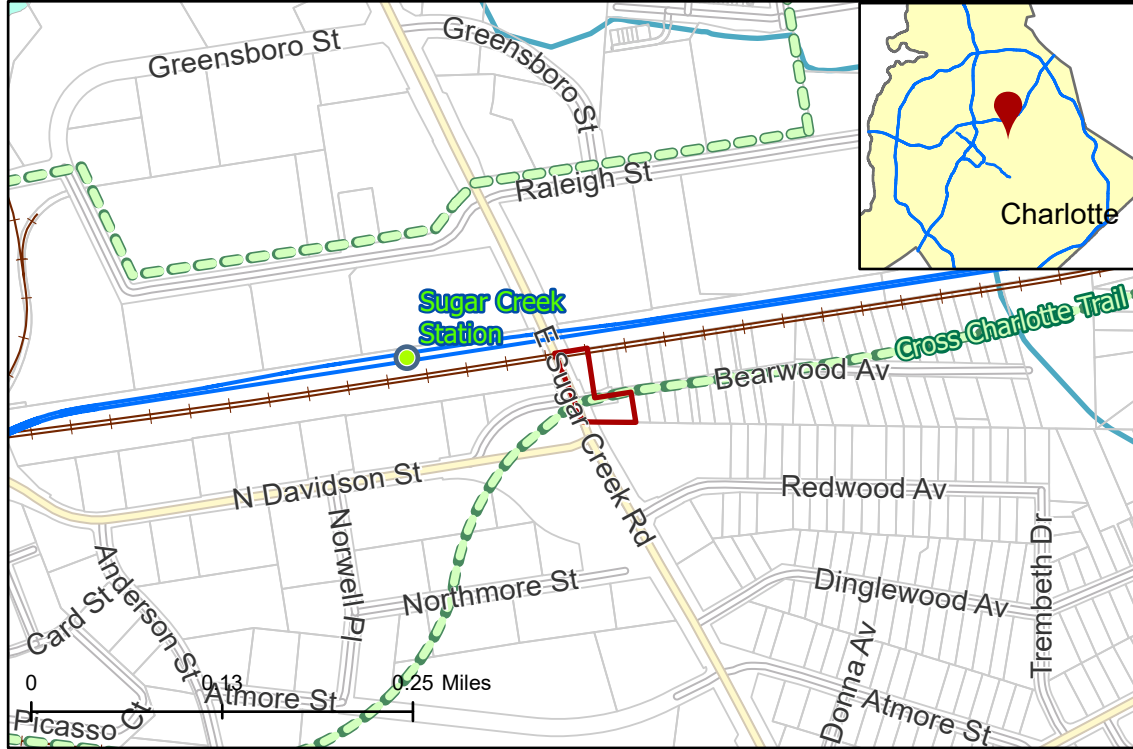
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-034: Jackson Kastle, LLC

Current Zoning CG (General Commercial)
Requested Zoning N1-C (Neighborhood 1-C)

Approximately 0.37 acres

Location of Requested Rezoning



Rezoning Map

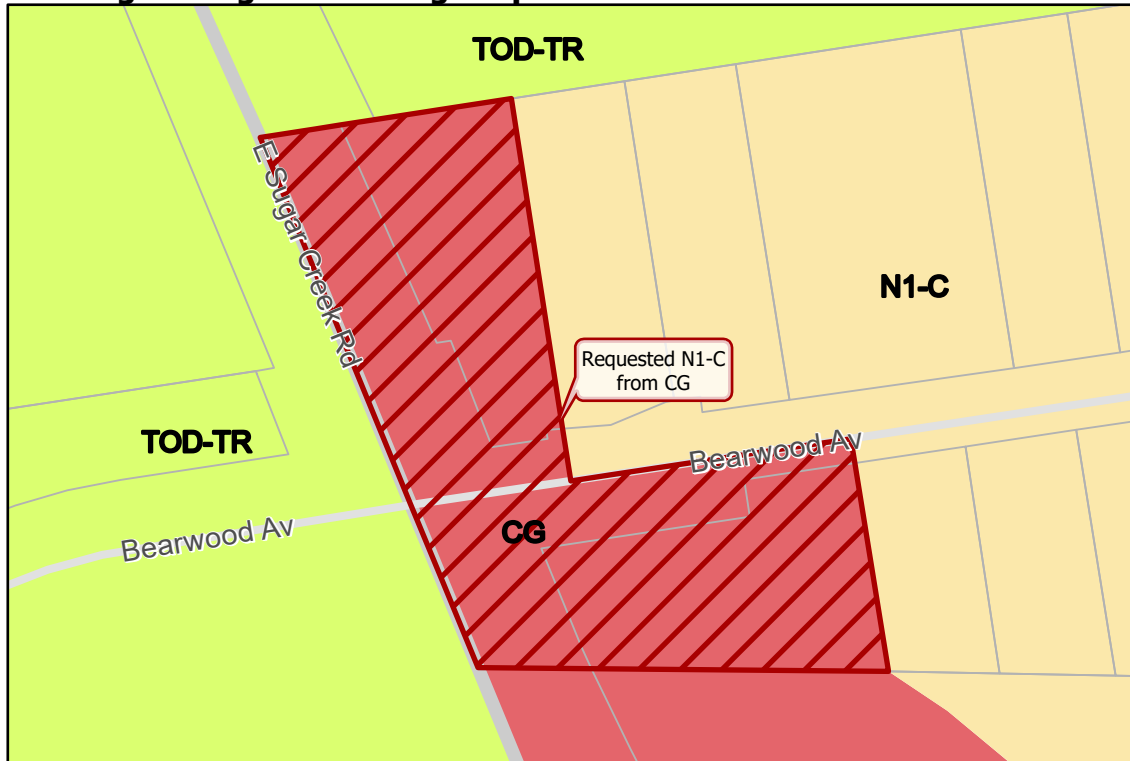


- 2024-034
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

City Council District
 1-Danté Anderson



Existing Zoning & Rezoning Request



- Requested N1-C from CG
- Zoning Classification**
- Neighborhood 1
- Commercial
- Transit-Oriented



Map Created 4/24/2024

Petition No.: 2024-037
Petitioner: Church-Overlook LLC

ORDINANCE NO. 866-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07908706, 07908705, 07908801, 07908802, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to NC(CD) (Neighborhood Center, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-037: Church-Overlook LLC

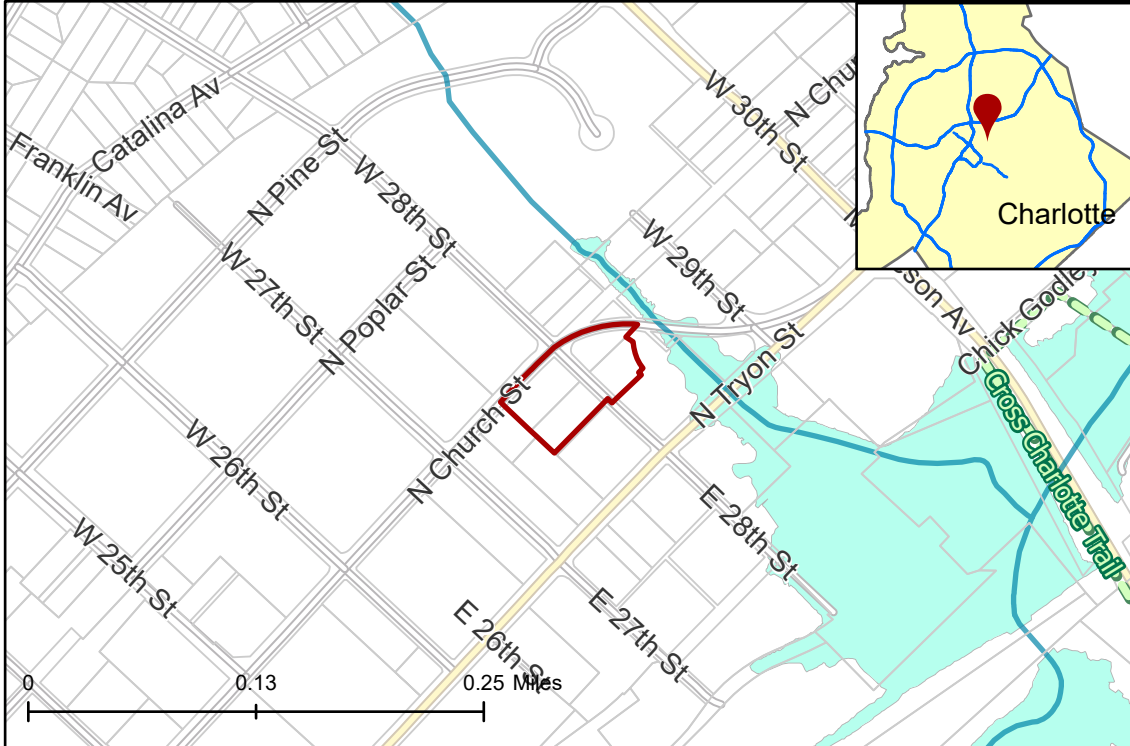
Parcel(s) 15906103

Current Zoning ML-2 (Manufacturing and Logistics-2)

Requested Zoning NC(CD) (Neighborhood Center, Conditional)

Approximately 1.51 acres

Location of Requested Rezoning



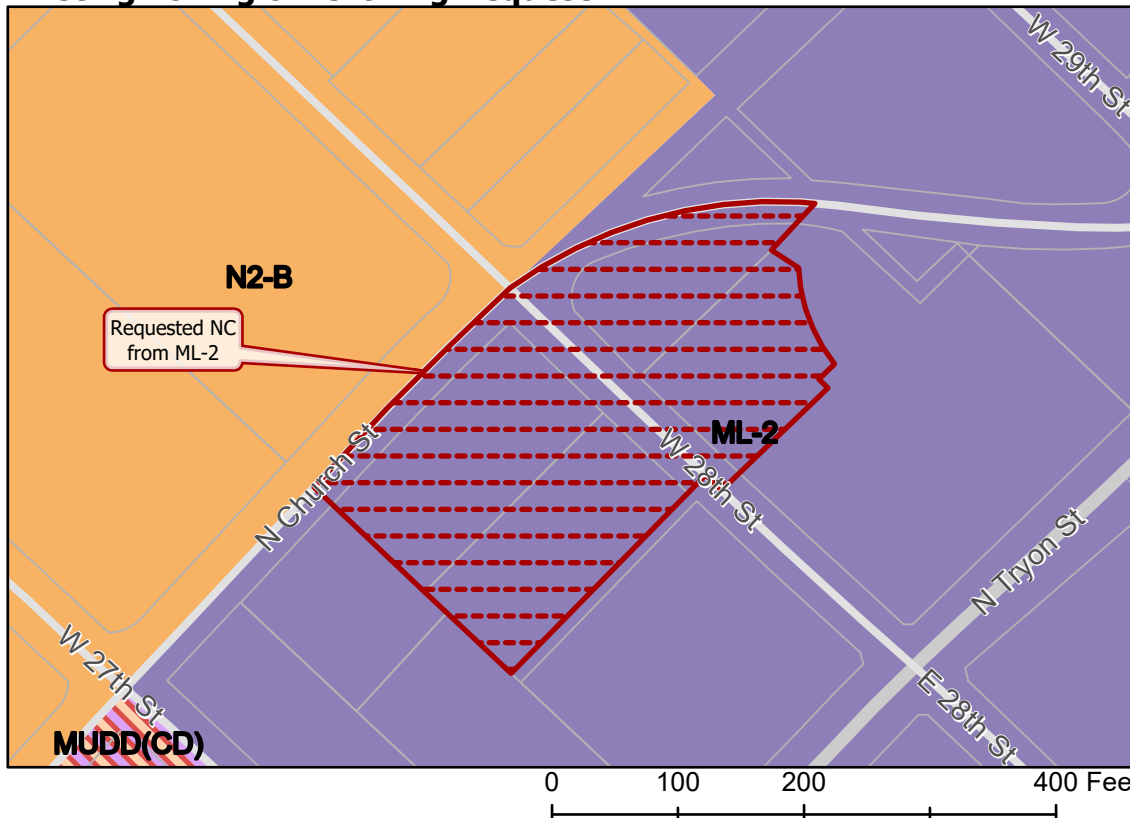
Rezoning Map



- 2024-037
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 1-Danté Anderson



Existing Zoning & Rezoning Request



- Requested NC(CD) from ML-2
- Zoning Classification**
- Neighborhood 2
- Urban Residential
- Manufacturing & Logistics
- Mixed Use



Map Created 7/25/2024

Petition No.: 2024-057
Petitioner: Savalex Homes LLC

ORDINANCE NO. 867-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 03122262, and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-D (Neighborhood 1-D).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 458-459.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

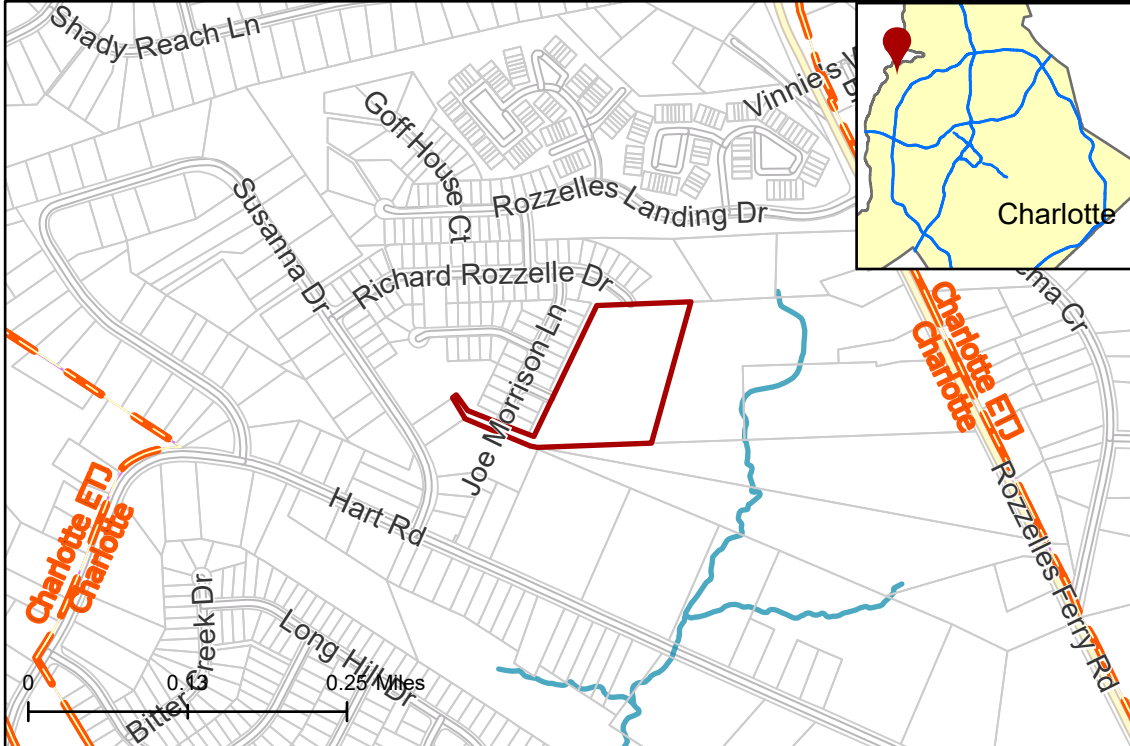
2024-057: Savalex Homes LLC

Parcel(s) 03122262

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning N1-D (Neighborhood 1-D)

Approximately 6.035 acres

Location of Requested Rezoning



Rezoning Map



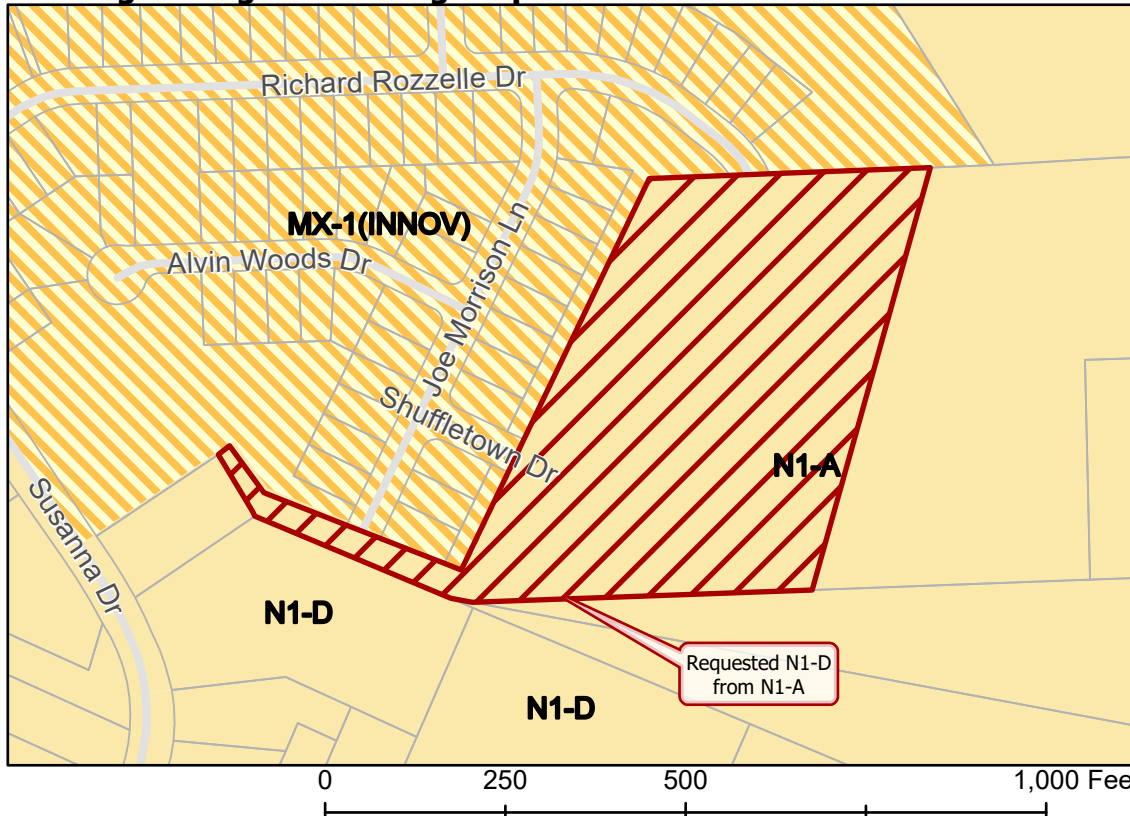
- 2024-057
- Inside City Limits
- Parcel
- Streams

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N1-D from N1-A

Zoning Classification

- Neighborhood 1
- Mixed Residential



Petition No.: 2024-063
Petitioner: Alchemy Development LLC

ORDINANCE NO. 868-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07110505, 07110506, and further identified on the attached map from N2-B (Neighborhood 2-B), B-1(CD) (Neighborhood Business, Conditional), N1-D(Neighborhood 1-D) to N2-B(CD) (Neighborhood 2-B, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 460-461.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-063: Alchemy Development LLC

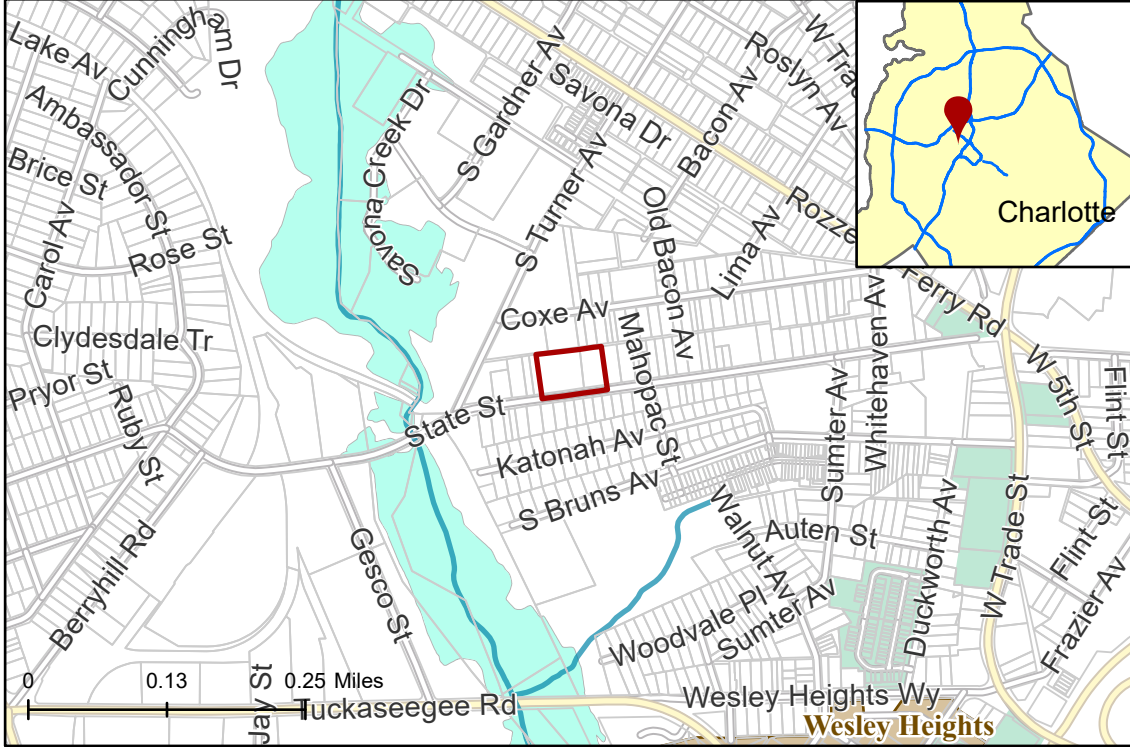
Parcel(s) 07110505, 07110506

Current Zoning N2-B (Neighborhood 2-B), B-1(CD) (Neighborhood Business, Conditional)
 N1-D(Neighborhood 1-D)

Requested Zoning N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 1.33 acres

Location of Requested Rezoning



Rezoning Map



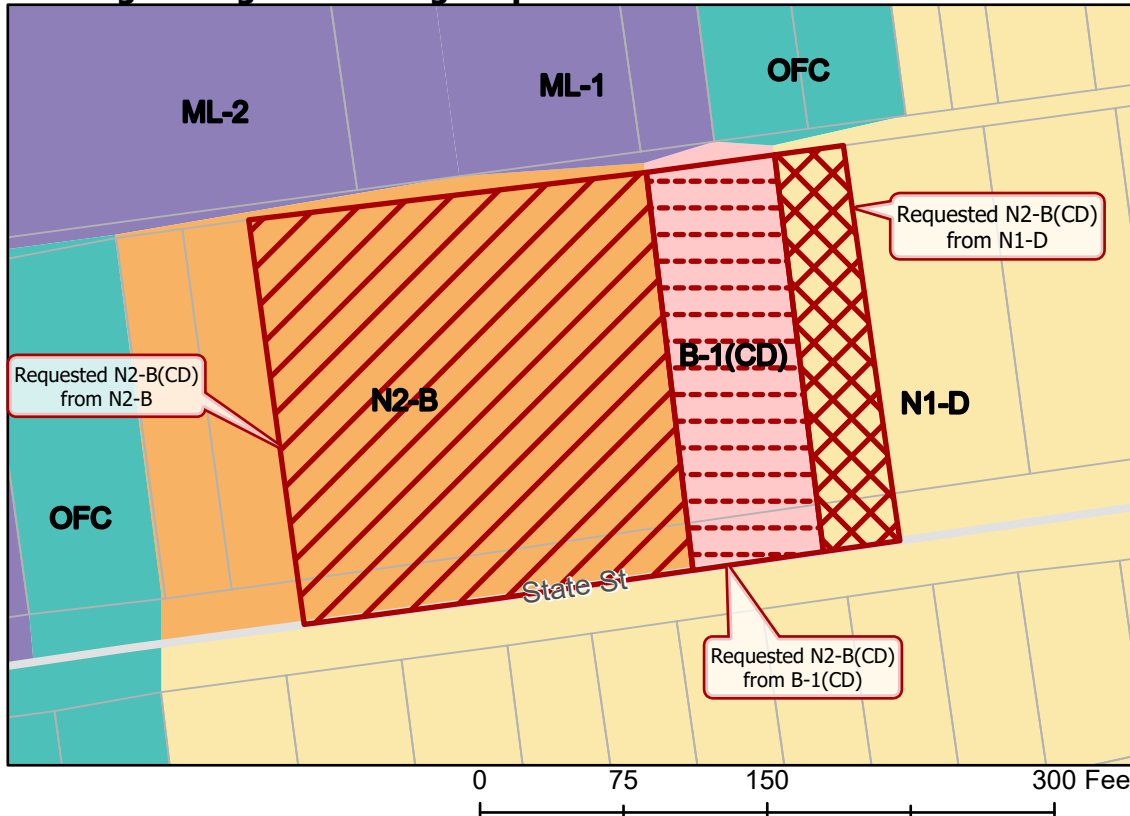
- 2024-063
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- Historic Districts

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N2-B(CD) from N2-B
- Requested N2-B(CD) from B-1(CD)
- Requested N2-B(CD) from N1-D

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Business
- Manufacturing & Logistics



Petition No.: 2024-066
Petitioner: Carmel Park Partners, LLC

ORDINANCE NO. 869-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 22144103, and further identified on the attached map from B-1SCD (Business Shopping Center) to CAC-1(CD) (Community Activity Center-1, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

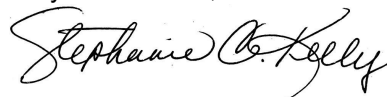


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 462-463.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-066: Carmel Park Partners, LLC

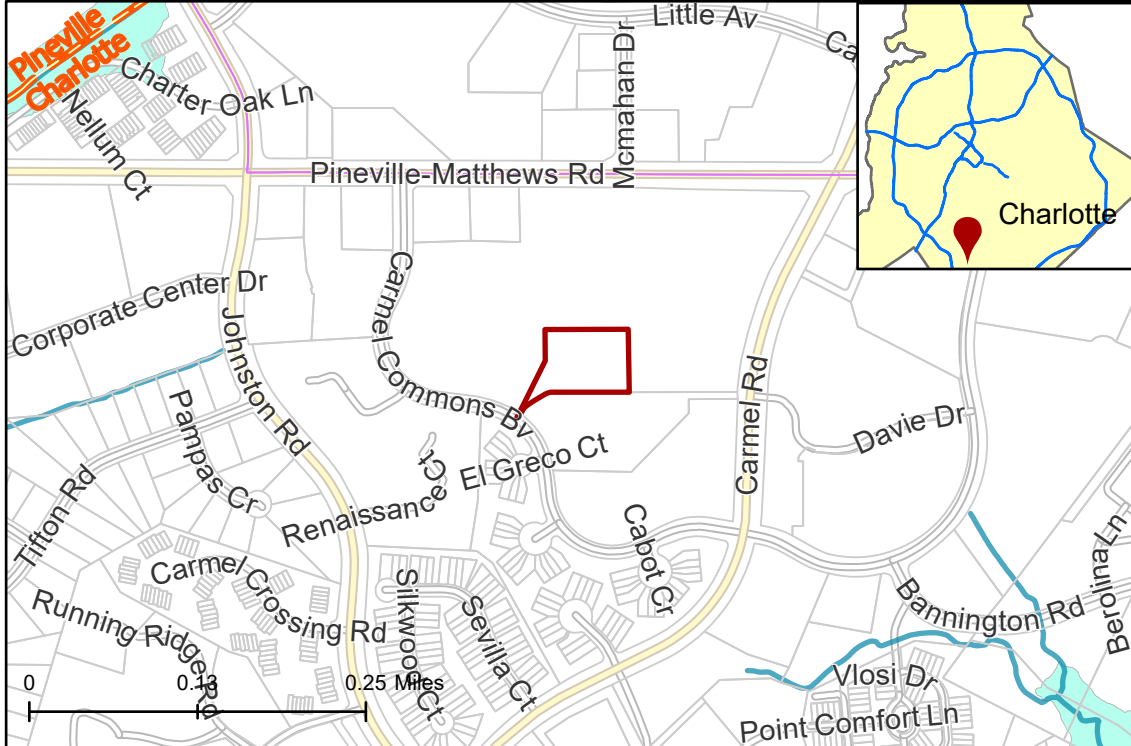
Parcel(s) 22144103

Current Zoning B-1SCD (Business Shopping Center)

Requested Zoning CAC-1(CD) (Community Activity Center-1, Conditional)

Approximately 1.98 acres

Location of Requested Rezoning



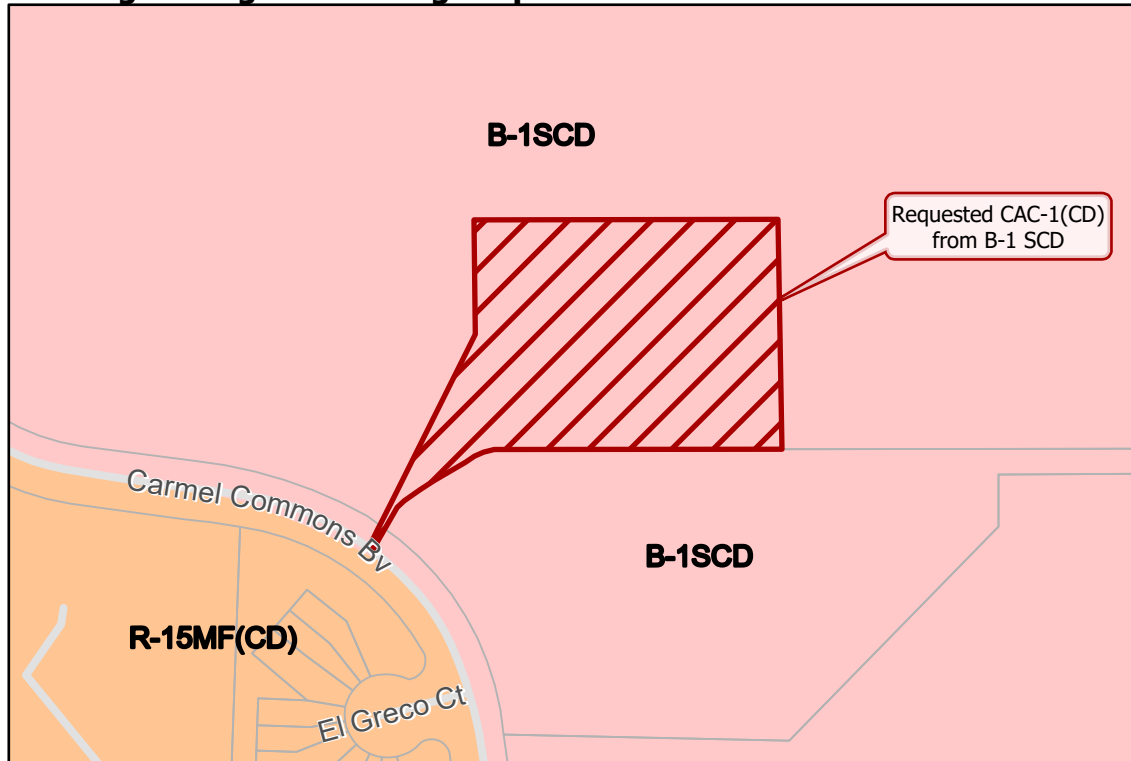
Rezoning Map



- 2024-066
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested CAC-1(CD) from B-1 SCD
- Zoning Classification**
- Multi-Family
- Business

0 125 250 500 Feet



Map Created 7/9/2024

Petition No.: 2024-068
Petitioner: Culp Road Materials, LLC

ORDINANCE NO. 870-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 05539103, and further identified on the attached map from N1-A (Neighborhood 1-A) to ML-2(CD) (Manufacturing and Logistics 2, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-068: Culp Road Materials, LLC

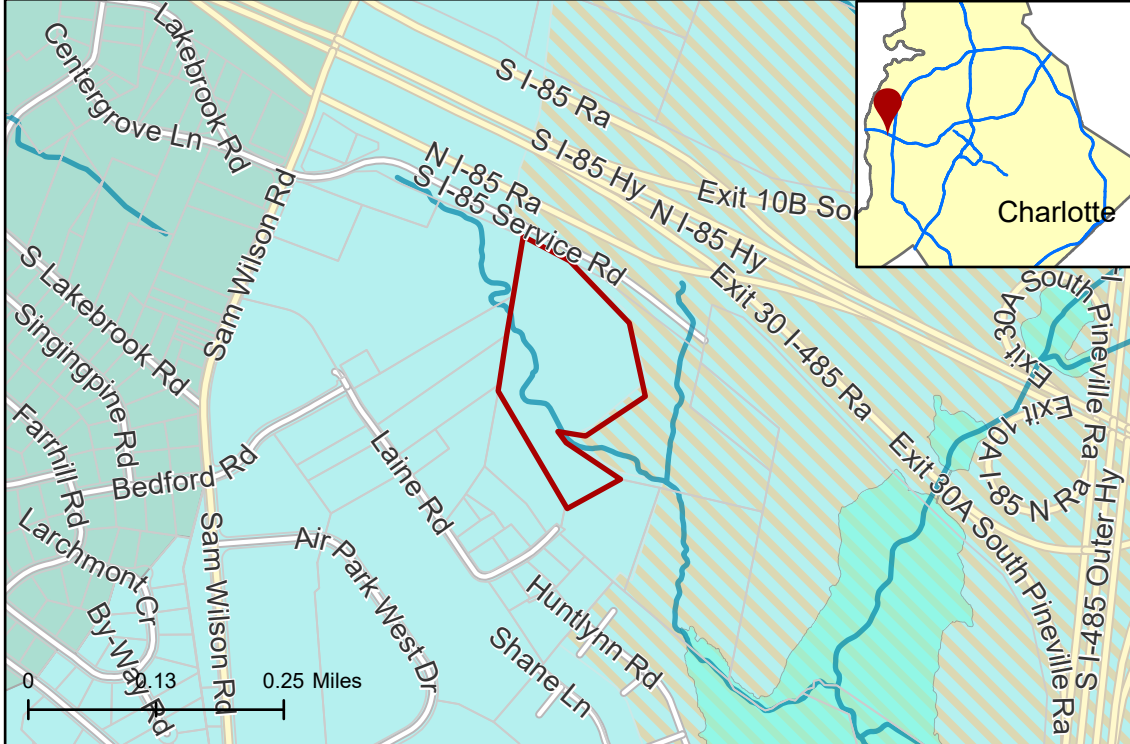
Parcel(s) 05539103

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning ML-2(CD) (Manufacturing and Logistics 2, Conditional)

Approximately 14.15 acres

Location of Requested Rezoning



Rezoning Map

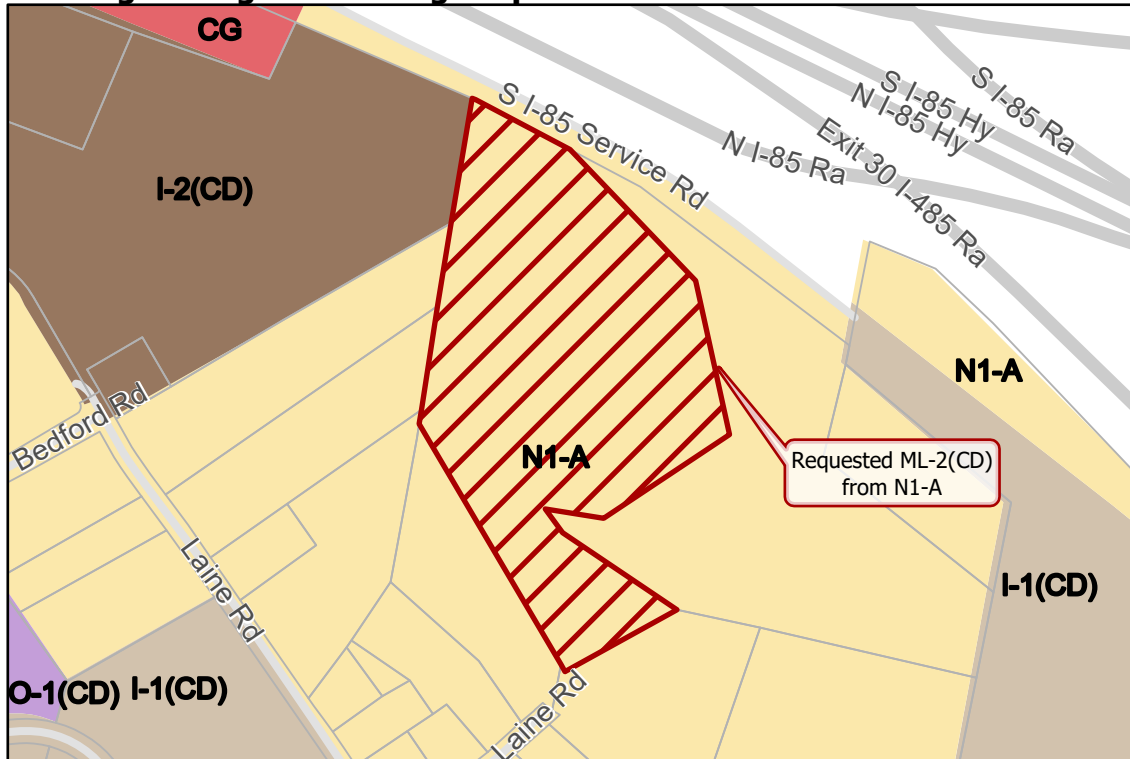


- 2024-068
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lake Wylie - Protected Area
- Lower Lake Wylie - Protected Area

- Adjacent to City Council District**
- 3-Tiawana Brown
- County Commissioner**
- 2-Vilma D. Leake



Existing Zoning & Rezoning Request



- Requested ML-2(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Office
- Commercial
- Light Industrial
- General Industrial



0 125 250 500 Feet

Map Created 7/9/2024

Petition No.: 2024-070
Petitioner: Summit Avenue West Boulevard, LLC

ORDINANCE NO. 871-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 05503202, 05502109, and further identified on the attached map from CG (General Commercial) to ML-1 (Manufacturing and Logistics 1).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 466-467.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-070: Summit Avenue West Boulevard, LLC

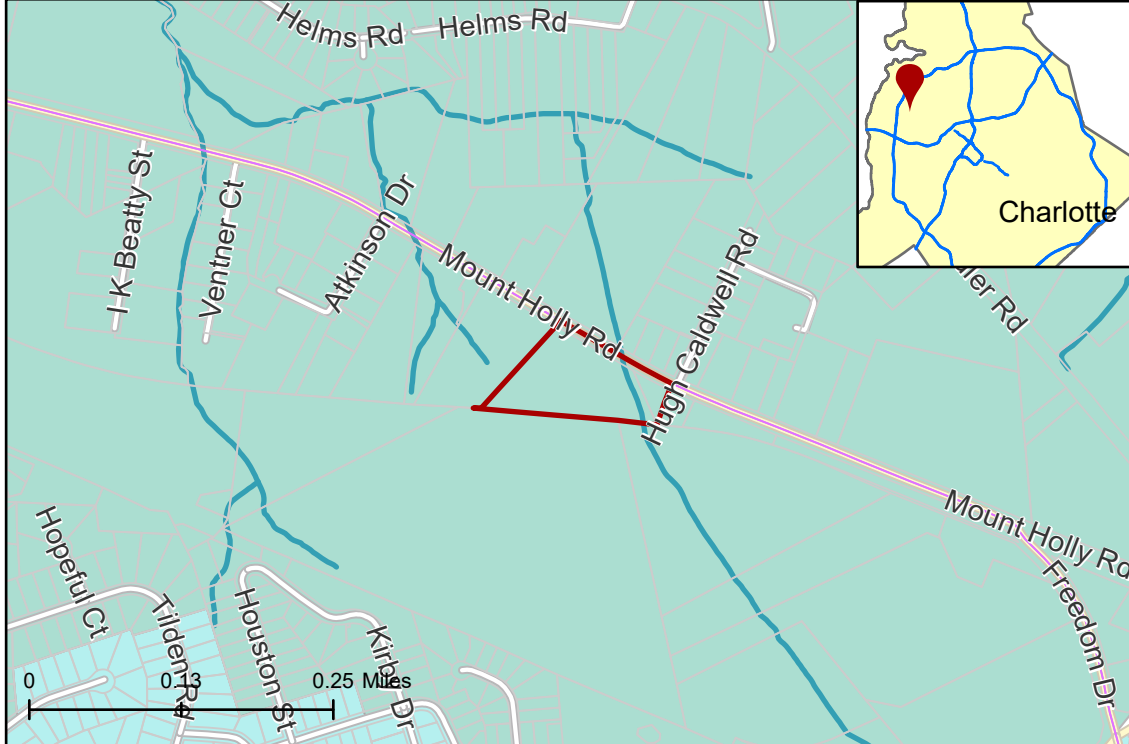
Parcel(s) 05503202, 05502109

Current Zoning CG (General Commercial)

Requested Zoning ML-1 (Manufacturing and Logistics 1)

Approximately 4.96 acres

Location of Requested Rezoning



Rezoning Map



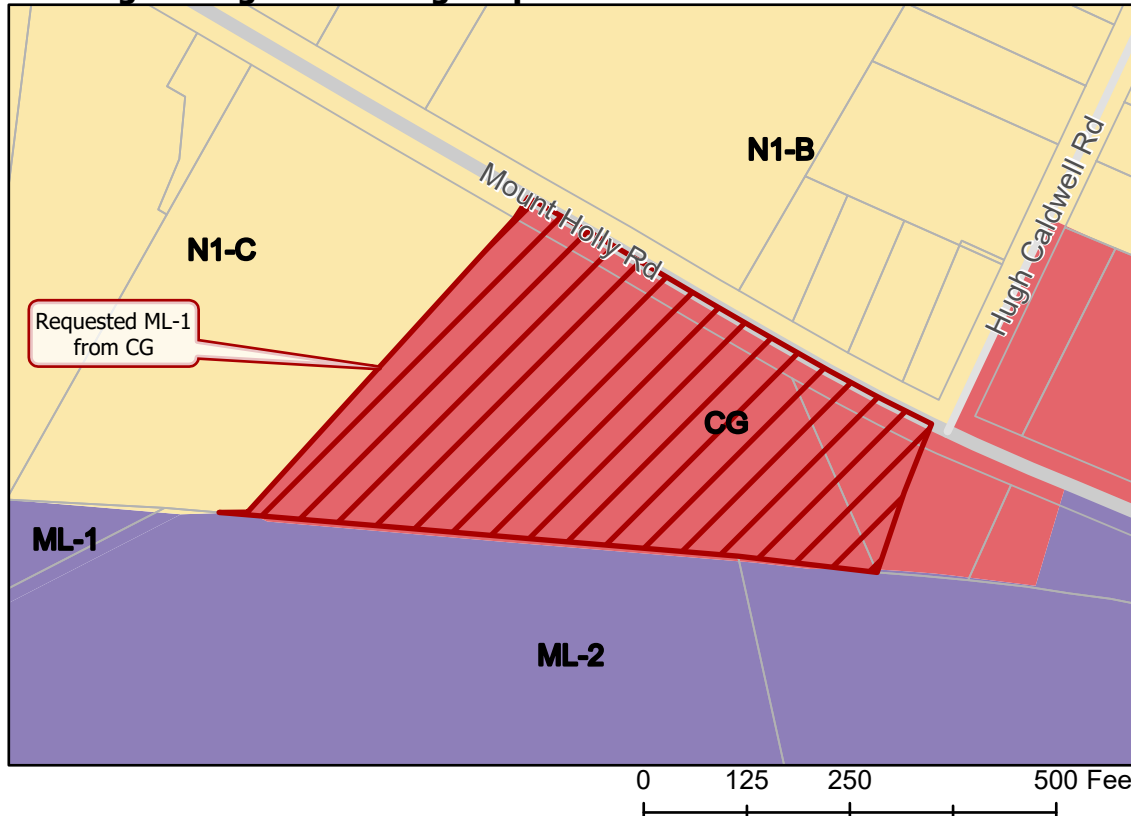
- 2024-070
- Inside City Limits
- Parcel
- Streams
- Lake Wylie - Protected Area
- Lower Lake Wylie - Protected Area

City Council District

- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested ML-1 from CG

Zoning Classification

- Neighborhood 1
- Commercial
- Manufacturing & Logistics



Map Created 7/9/2024

Petition No.: 2024-071
Petitioner: The Drakeford Company

ORDINANCE NO. 872-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 10501221, 10501229, and further identified on the attached map from R-12MF(CD) (Multi Family Residential, Conditional) to R-12MF(CD)SPA (Multi Family Residential, Conditional, Site Plan Amendment).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-071: The Drakeford Company

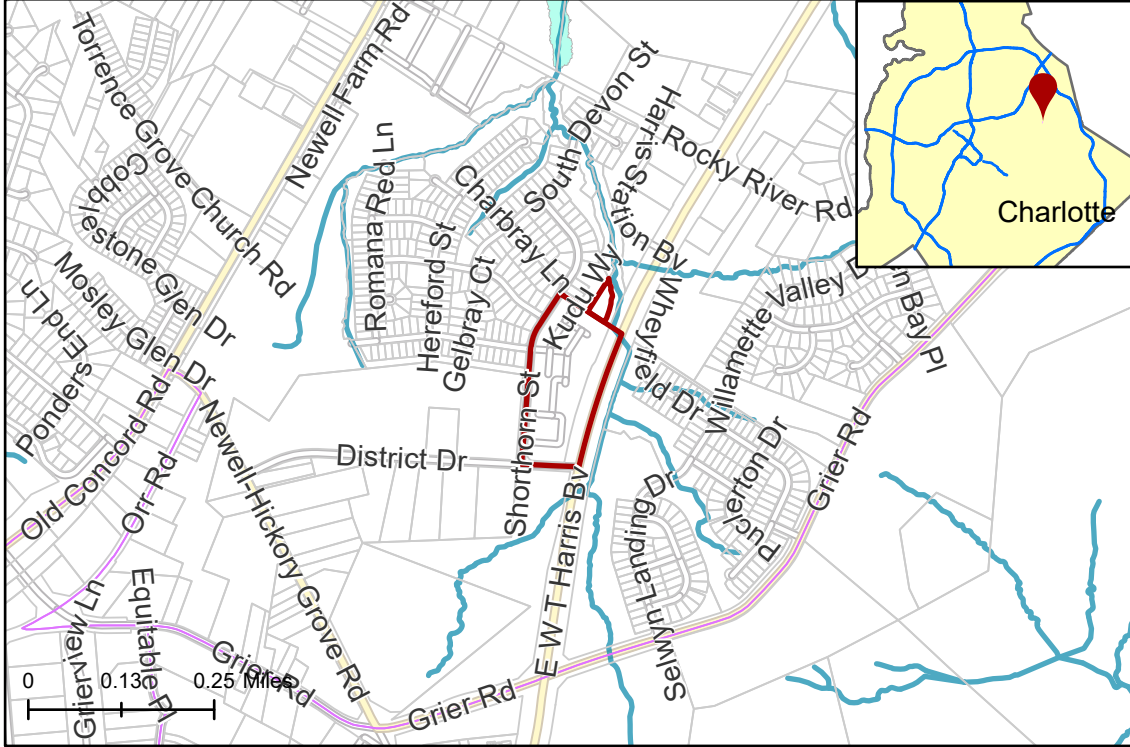
Parcel(s) 10501221, 10501229

Current Zoning R-12MF(CD) (Multi Family Residential, Conditional)

Requested Zoning R-12MF(CD)SPA (Multi Family Residential, Conditional, Site Plan Amendment)

Approximately 9.683 acres

Location of Requested Rezoning



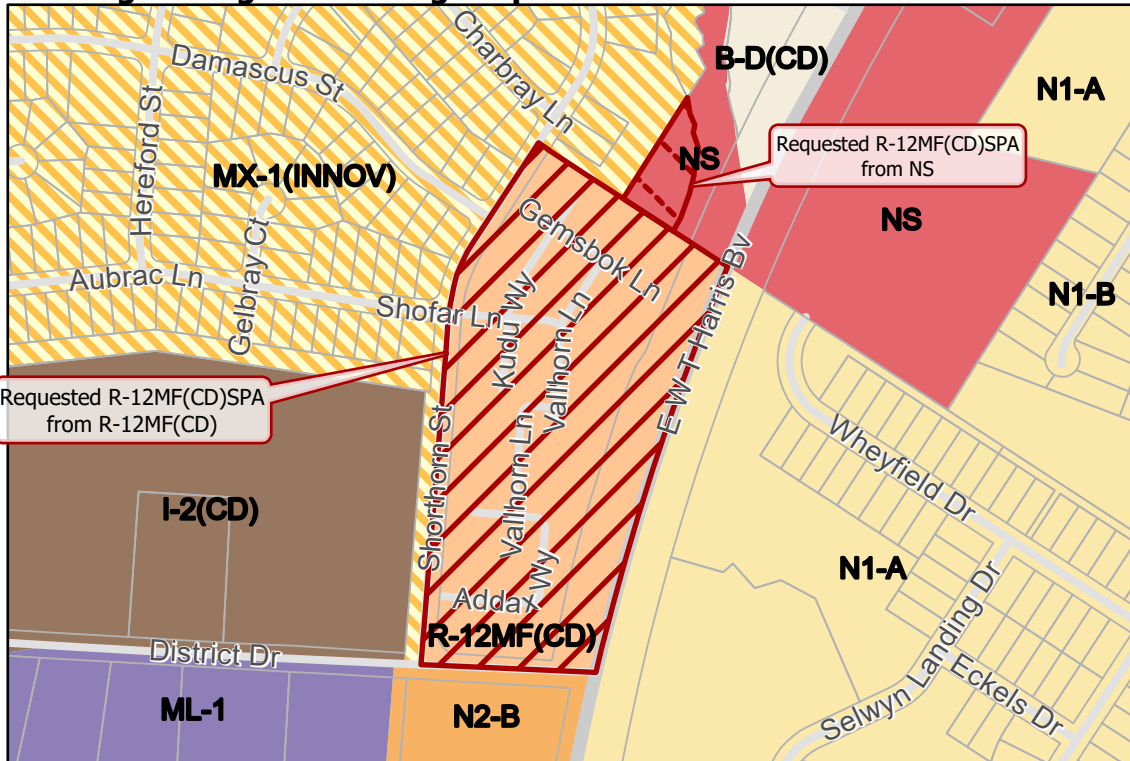
Rezoning Map



- 2024-071
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested R-12MF(CD)SPA from NS
- Requested R-12MF(CD)SPA from R-12MF(CD)

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Commercial
- Manufacturing & Logistics
- Business-Distribution
- General Industrial



Map Created 7/9/2024

Petition No.: 2024-074
Petitioner: Merancas Holdings LLC

ORDINANCE NO. 873-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 22313221, and further identified on the attached map from N1-A (Neighborhood 1-A) to N2-A (Neighborhood 2-A).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 470-471.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-074: Merancas Holdings LLC

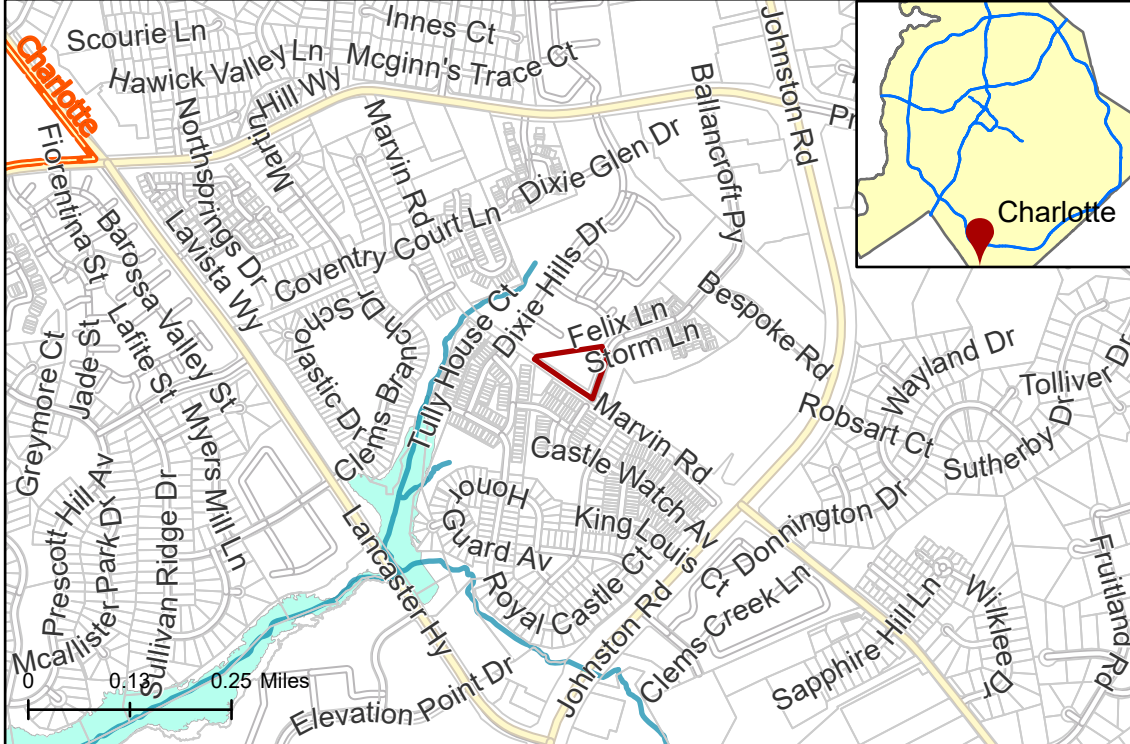
Parcel(s) 22313221

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N2-A (Neighborhood 2-A)

Approximately 1.3 acres

Location of Requested Rezoning



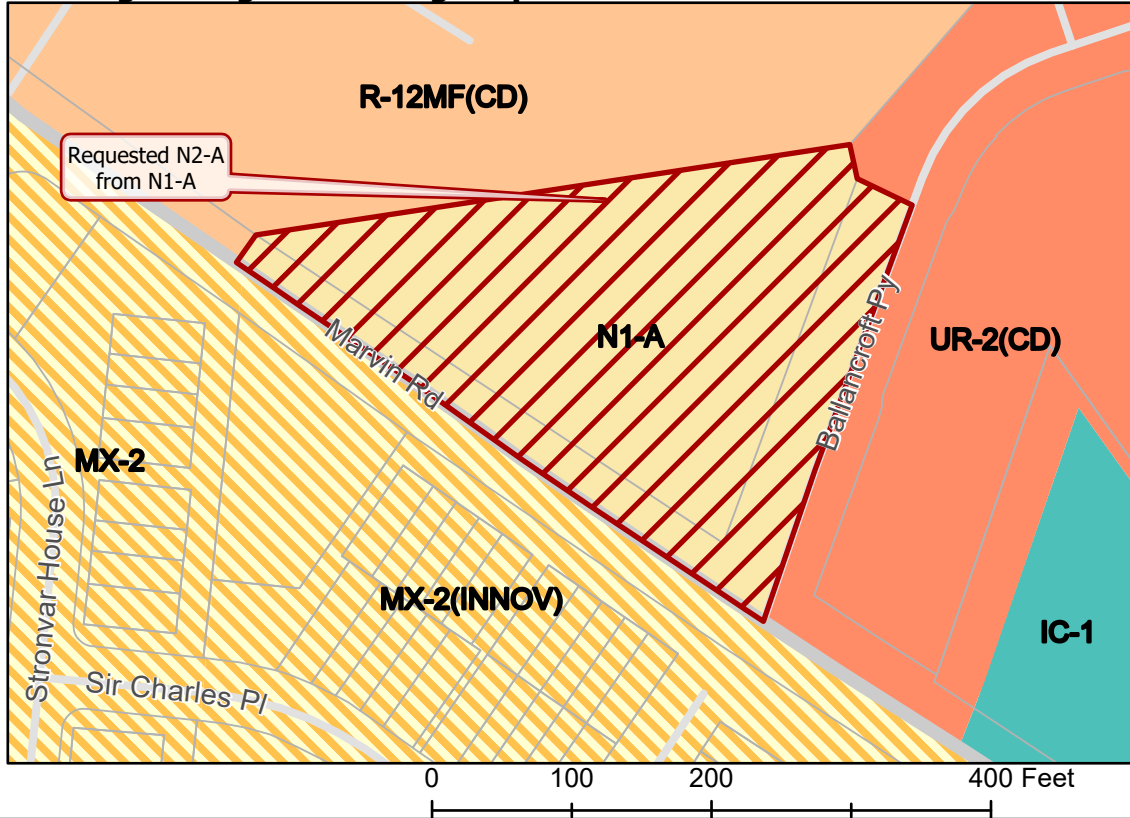
Rezoning Map



- 2024-074
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested N2-A from N1-A
- Zoning Classification**
- Neighborhood 1
- Multi-Family
- Urban Residential
- Mixed Residential
- Campus



Map Created 7/10/2024

Petition No.: 2024-008
Petitioner: Bank OZK

ORDINANCE NO. 874-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 17316317, and further identified on the attached map from TOD-TR (Transit Oriented Development-Transition) to CG(CD) (General Commercial, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 472-473.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



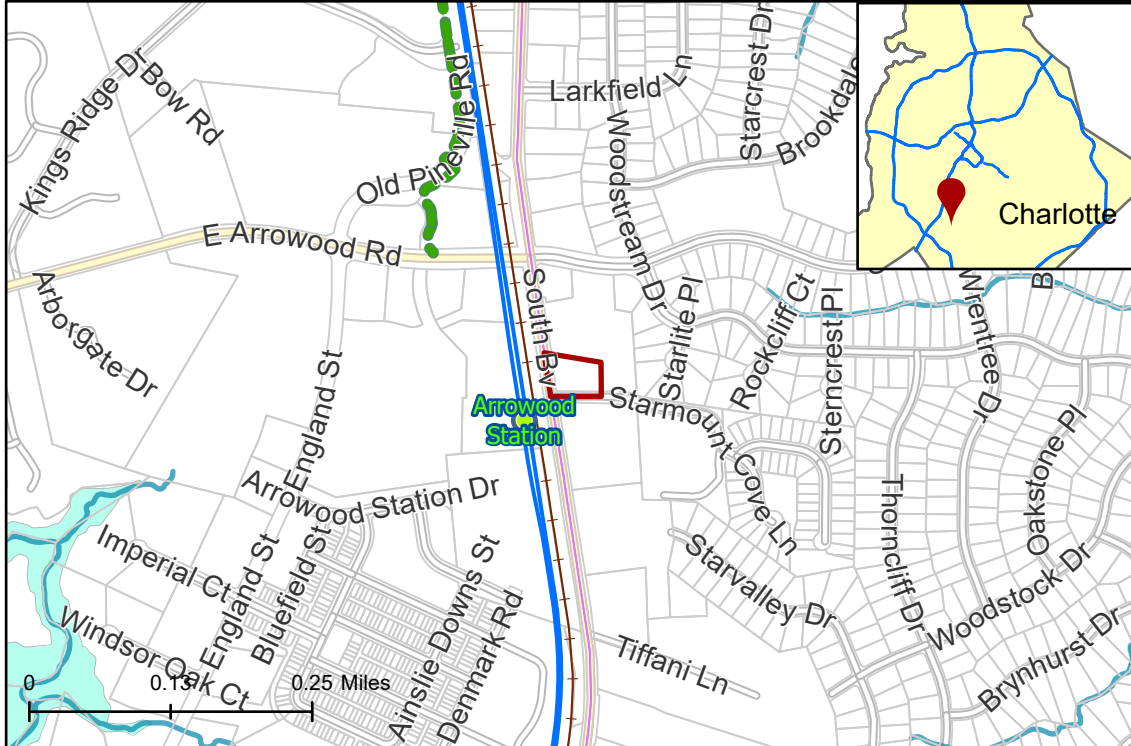
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-008: Bank OZK

Current Zoning TOD-TR (Transit Oriented Development-Transition)
Requested Zoning CG(CD) (General Commercial, Conditional)

Approximately 0.776 acres

Location of Requested Rezoning



Rezoning Map



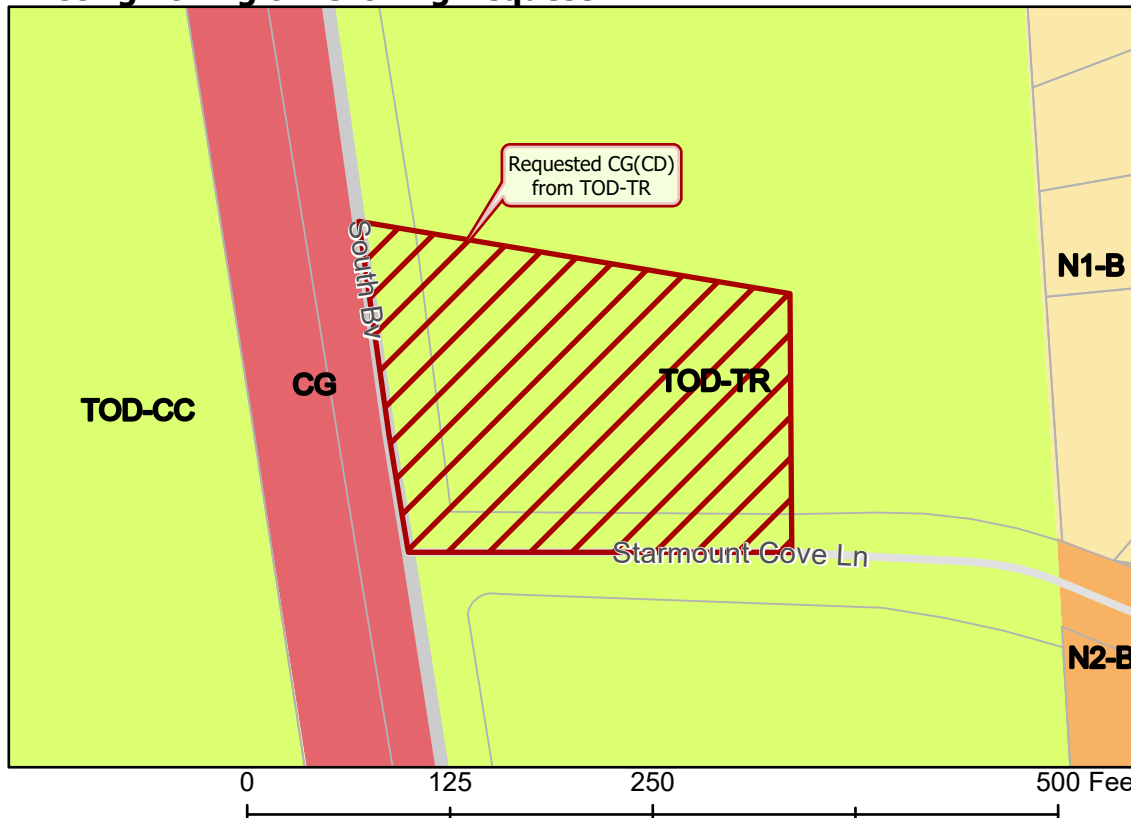
- 2024-008
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested CG(CD) from TOD-TR

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Commercial
- Transit-Oriented



Petition No.: 2024-046
Petitioner: Lennar Carolinas, LLC

ORDINANCE NO. 875-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 03709204,03709205, and further identified on the attached map from R8-MF(CD), (Multi-Family Residential, Conditional) to N1-A(CD) (Neighborhood 1-A, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 474-475.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-046: Lennar Carolinas, LLC

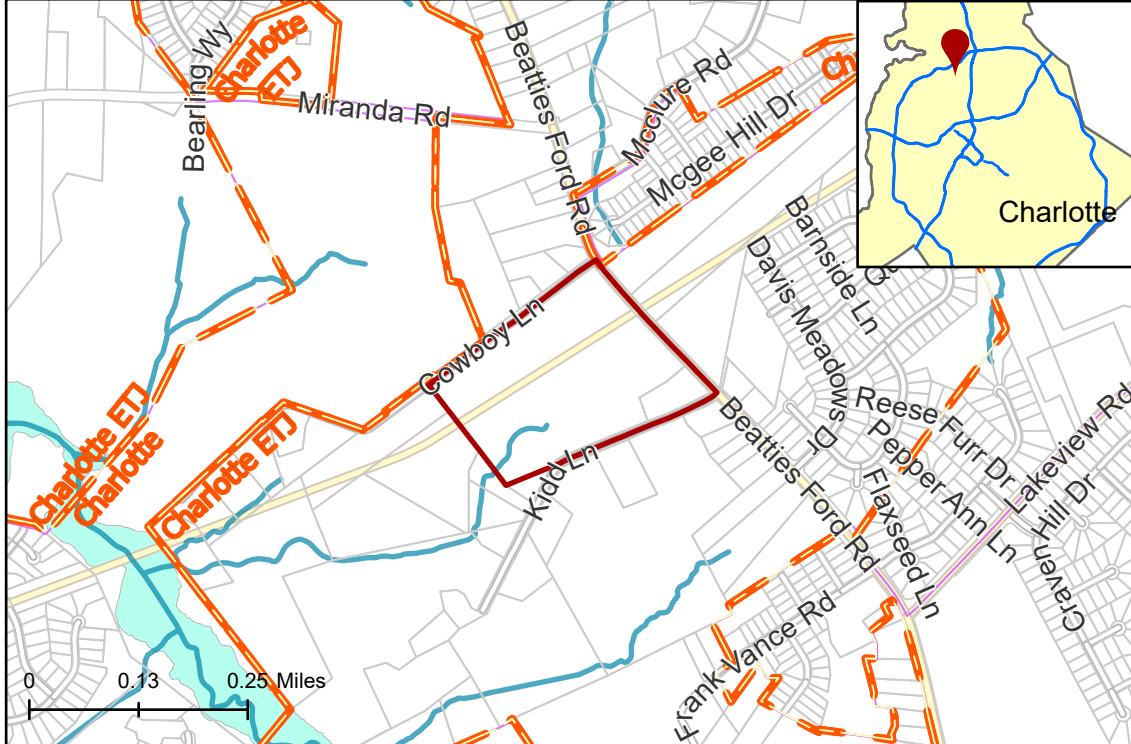
Parcel(s) 03709204, 03709205

Current Zoning R8-MF(CD), (Multi-Family Residential, Conditional)

Requested Zoning N1-A(CD) (Neighborhood 1-A, Conditional)

Approximately 26.17 acres

Location of Requested Rezoning



Rezoning Map



- 2024-046
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent to City Council District

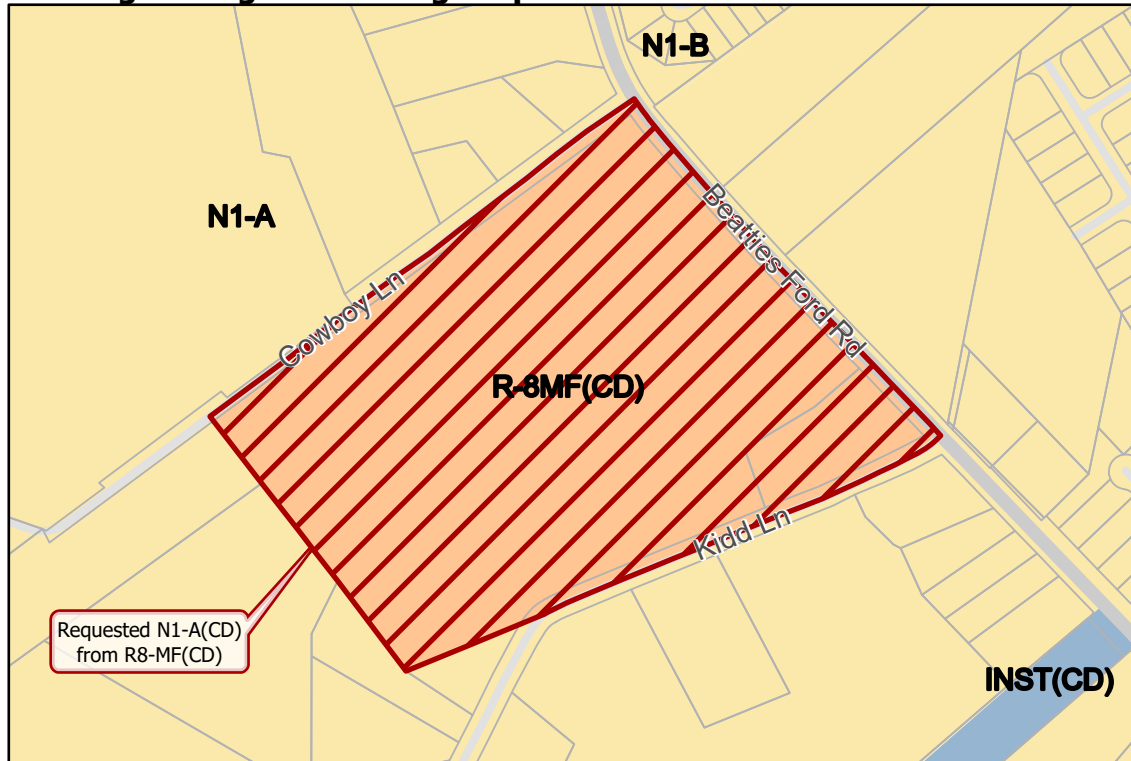
- 2-Malcolm Graham
- 4-Reneé Johnson

County Commissioner

- 2-Vilma D. Leake



Existing Zoning & Rezoning Request



- Requested N1-A(CD) from R8-MF(CD)

Zoning Classification

- Neighborhood 1
- Multi-Family
- Institutional



Petition No.: 2024-055
Petitioner: Tiwana Phipps

ORDINANCE NO. 876-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 16719302, 16719303, 16719301, and further identified on the attached map from OFC (Office Flex Campus) to IMU (Innovation Mixed-Use).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 476-477.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

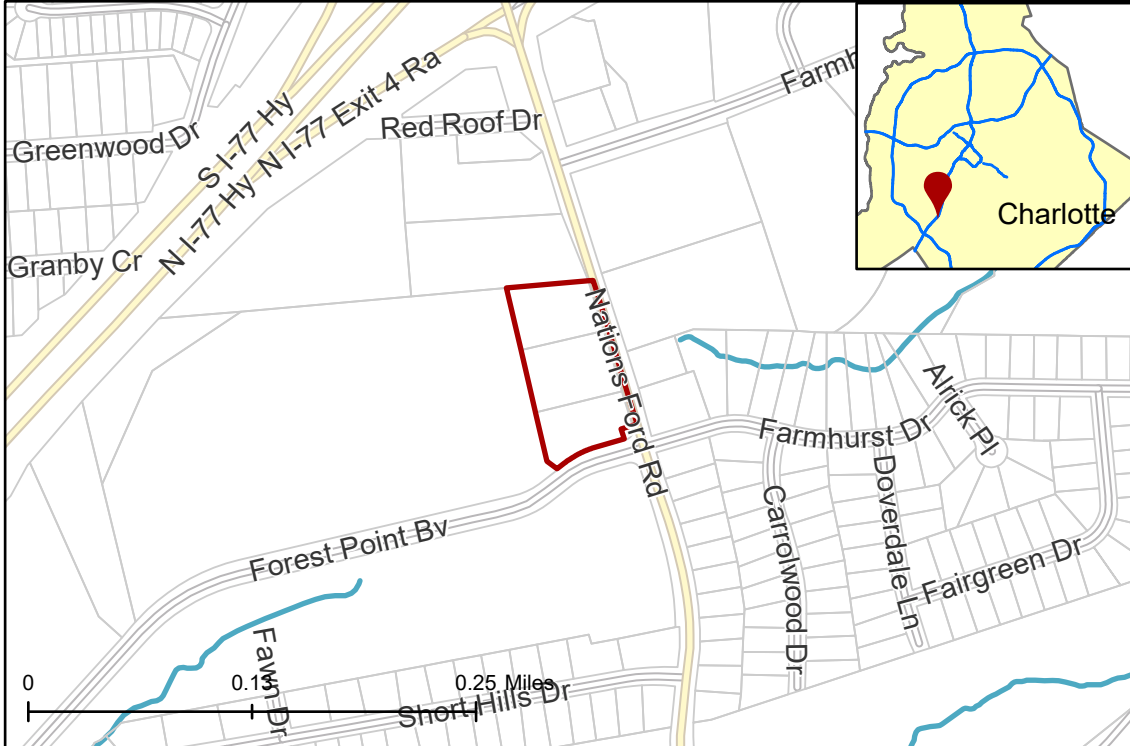
2024-055: Tiwana Phipps

Parcel(s) 16719302, 16719303, 16719301

Current Zoning OFC (Office Flex Campus)
Requested Zoning IMU (Innovation Mixed-Use)

Approximately 2.897 acres

Location of Requested Rezoning



Rezoning Map



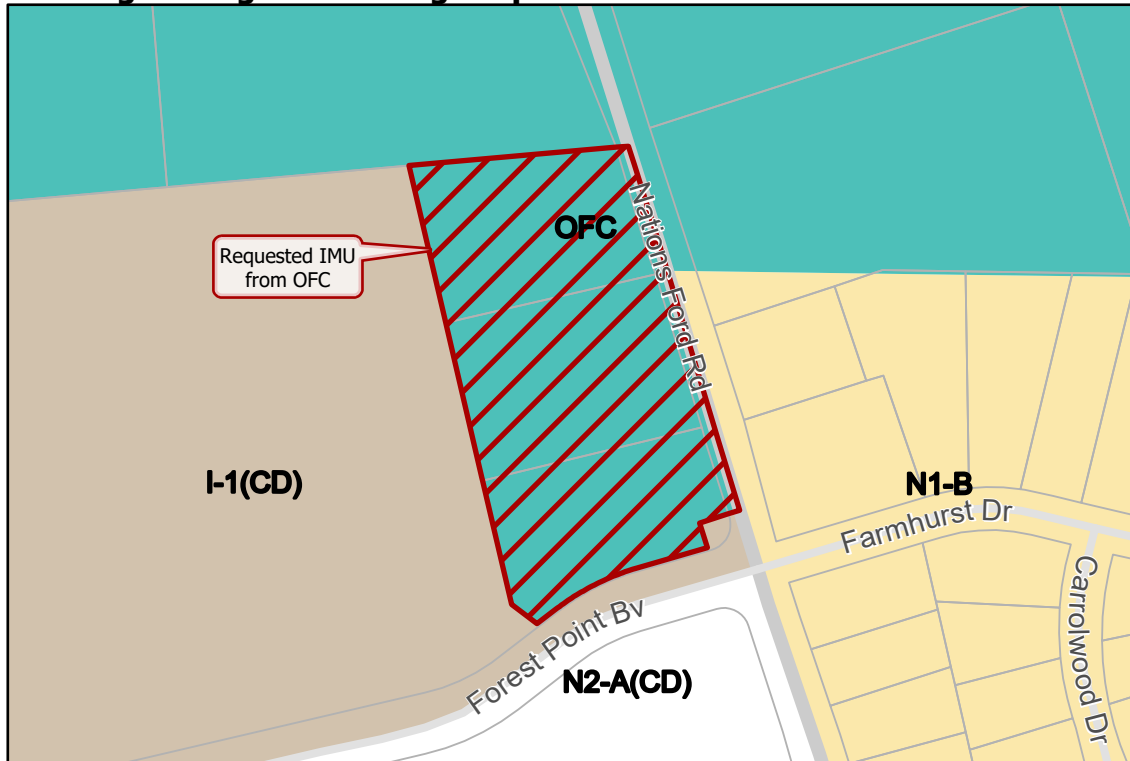
- 2024-055
- Inside City Limits
- Parcel
- Streams

City Council District

- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested IMU from OFC

Zoning Classification

- Neighborhood 1
- Campus
- Light Industrial



Map Created 6/4/2024

Petition No.: 2024-056
Petitioner: Vivo Investments LLC

ORDINANCE NO. 877-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 14301115, and further identified on the attached map from O-15(CD) (Office, Conditional) to N2-B(CD) (Neighborhood 2-B, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 478-479.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-056: Vivo Investments LLC

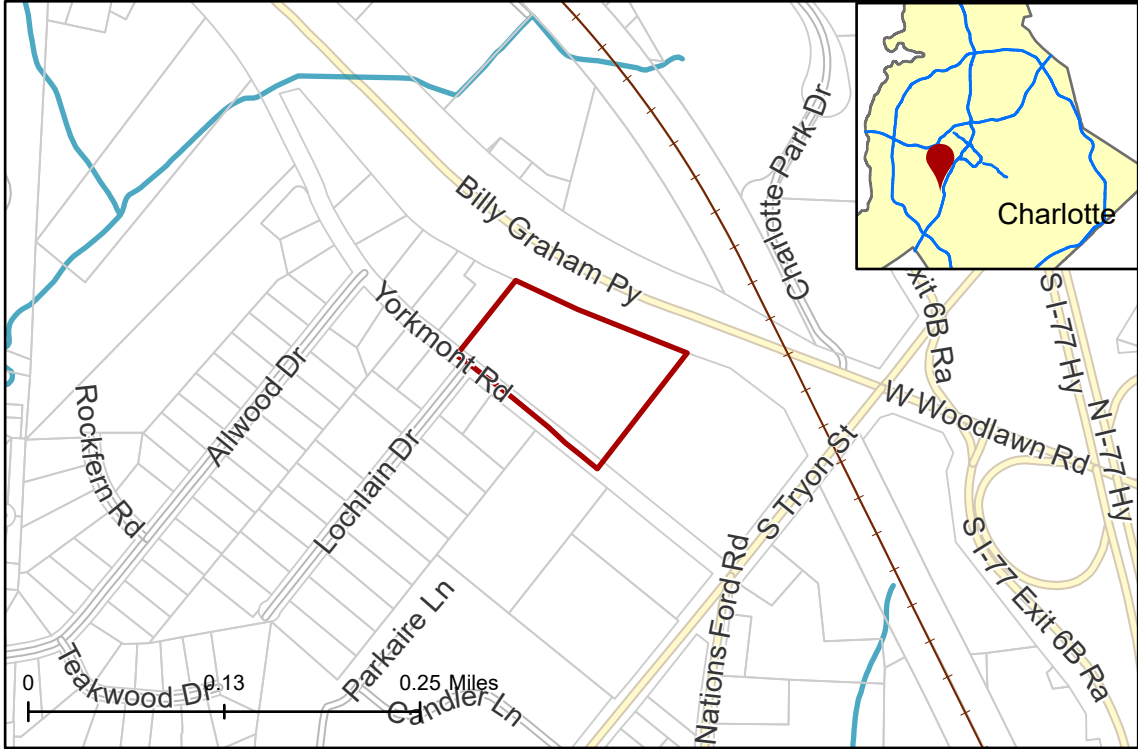
Parcel(s) 14301115

Current Zoning O-15(CD) (Office, Conditional)

Requested Zoning N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 5.2 acres

Location of Requested Rezoning



Rezoning Map



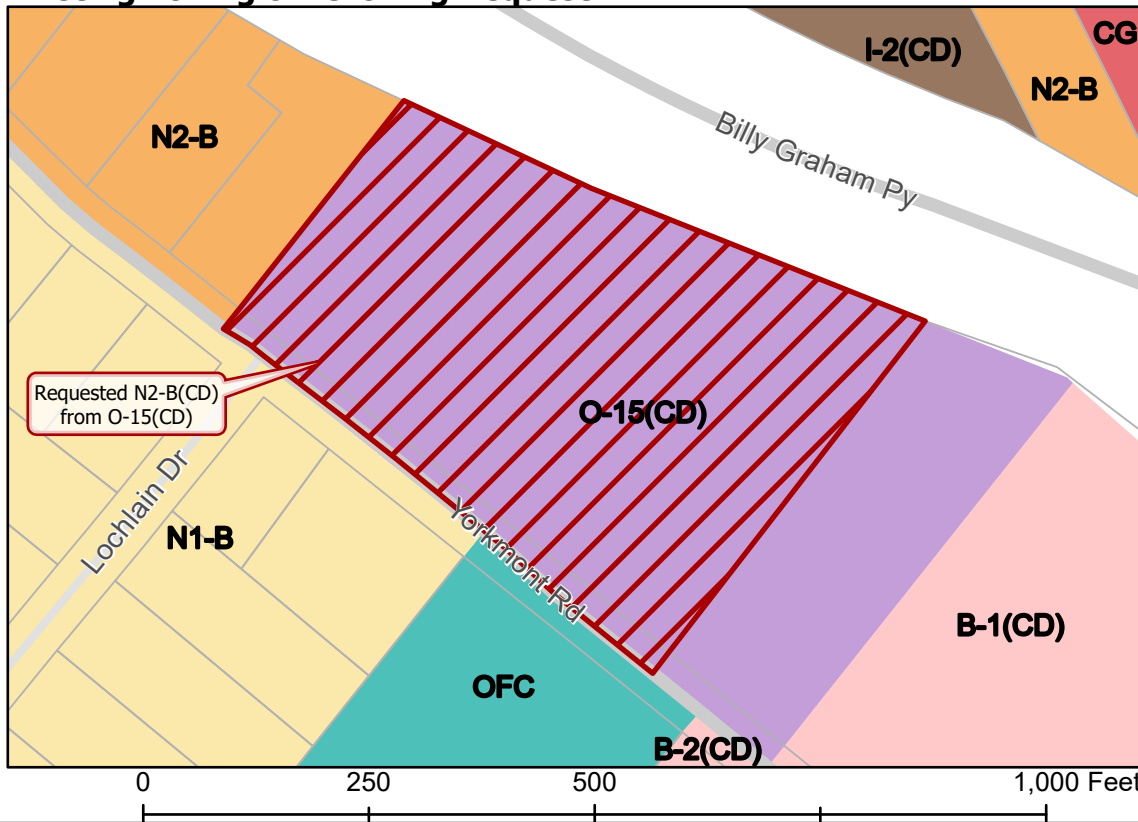
- 2024-056
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested N2-B(CD) from O-15(CD)

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Office
- Commercial
- Business
- General Industrial



Map Created 6/4/2024

Petition No.: 2024-060
Petitioner: DreamKey Partners

ORDINANCE NO. 878-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04919120 (a portion of), 04919116, 04919115 (a portion of), 04919117, 4919118, 04919119, and further identified on the attached map from N1-A (Neighborhood 1-A), N2-B (Neighborhood 2-B) to N2-A(CD) (Neighborhood 2-A, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 480-481.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-060: DreamKey Partners

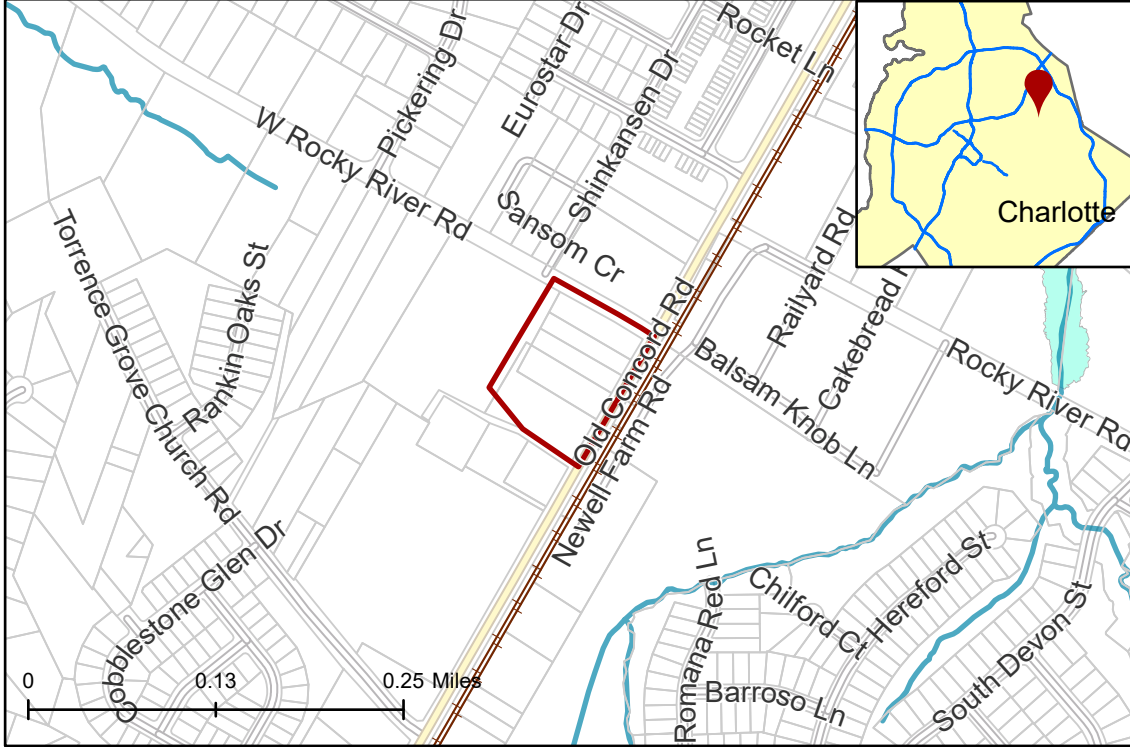
Parcel(s) 04919116, 04919117, 04919118, 04919119, PO 04919120, 04919115

Current Zoning N1-A (Neighborhood 1-A), N2-B (Neighborhood 2-B)

Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 4.36 acres

Location of Requested Rezoning



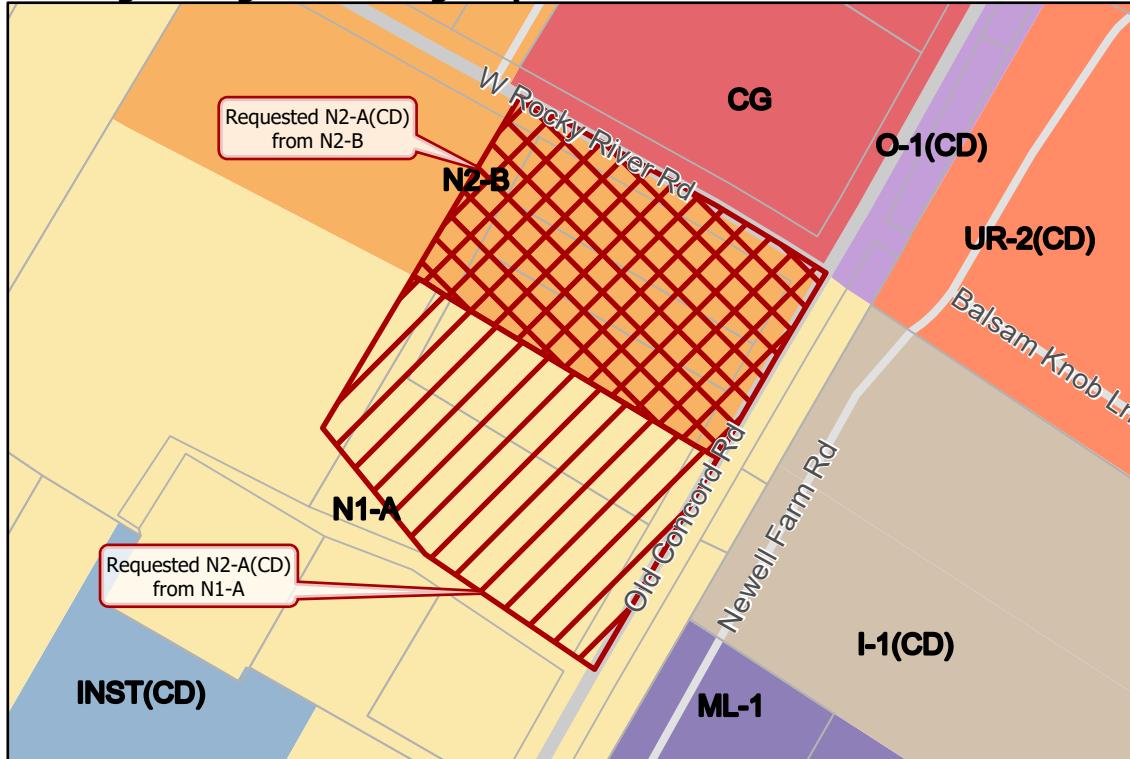
Rezoning Map



- 2024-060
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Reneé Johnson



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from N1-A
- Requested N2-A(CD) from N2-B

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Institutional
- Office
- Commercial
- Manufacturing & Logistics
- Light Industrial



Map Created 6/4/2024

Petition No.: 2024-062
Petitioner: Otis Crowder

ORDINANCE NO. 879-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 03505512, 03505513, and further identified on the attached map from ML-2 (Manufacturing and Logistics 2) to IMU (Innovation Mixed Use).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 482-483.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-062: Otis Crowder

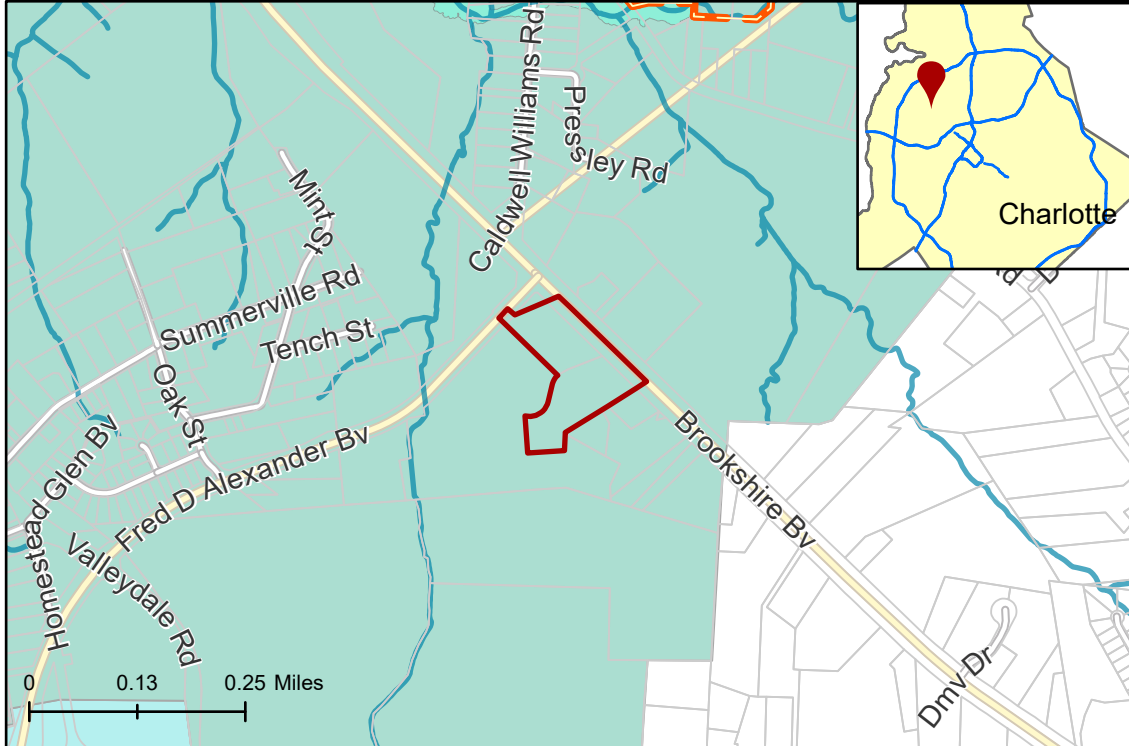
Parcel(s) 03505512

Current Zoning ML-2 (Manufacturing and Logistics 2)

Requested Zoning IMU (Innovation Mixed Use)

Approximately 7.4 acres

Location of Requested Rezoning



Rezoning Map



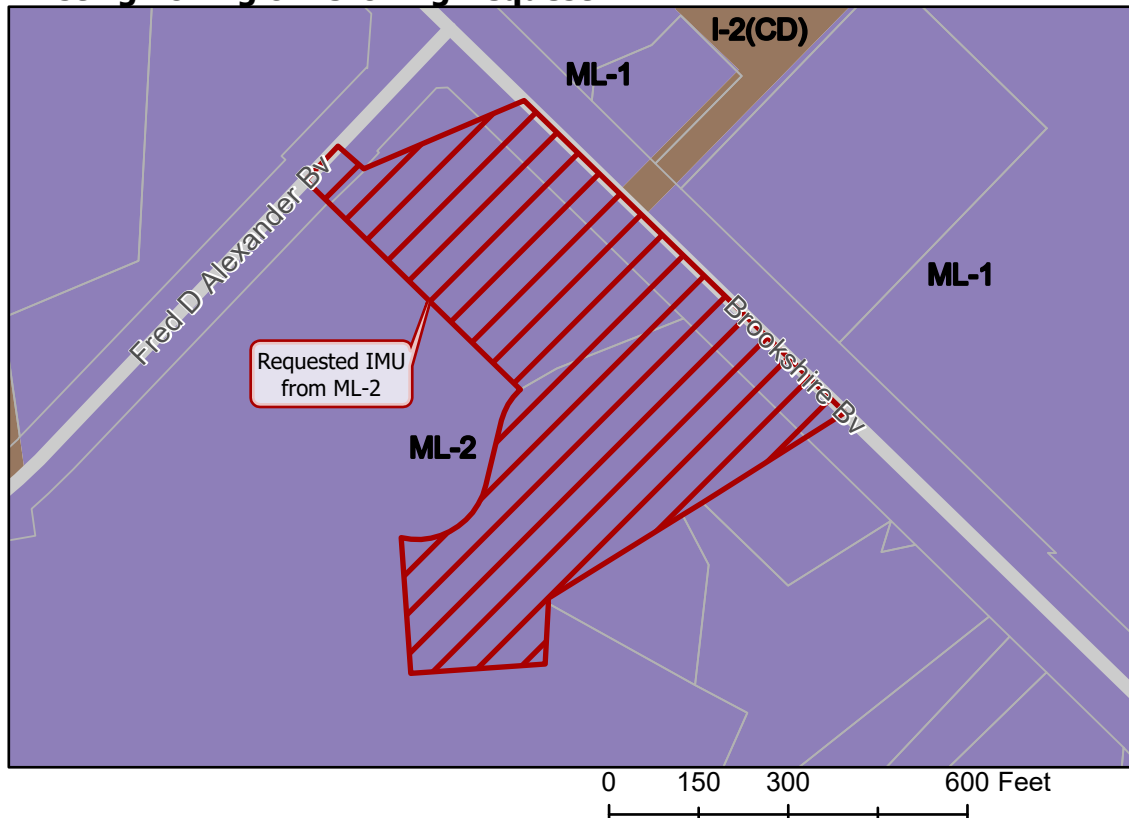
- 2024-062
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area
- Lower Lake Wylie - Protected Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested IMU from ML-2

Zoning Classification

- Manufacturing & Logistics
- General Industrial



Map Created 7/3/2024

Petition No.: 2024-078
Petitioner: Triipointe Homes Holdings, Inc.

ORDINANCE NO. 880-Z

ZONING REGULATIONS

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 15906103, and further identified on the attached map from UR-2(CD) (Urban Residential, Conditional) to UR-2(CD)SPA (Urban Residential, Conditional, Site Plan Amendment).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 484-485.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of October 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2024-078: Triipointe Homes Holdings, Inc.

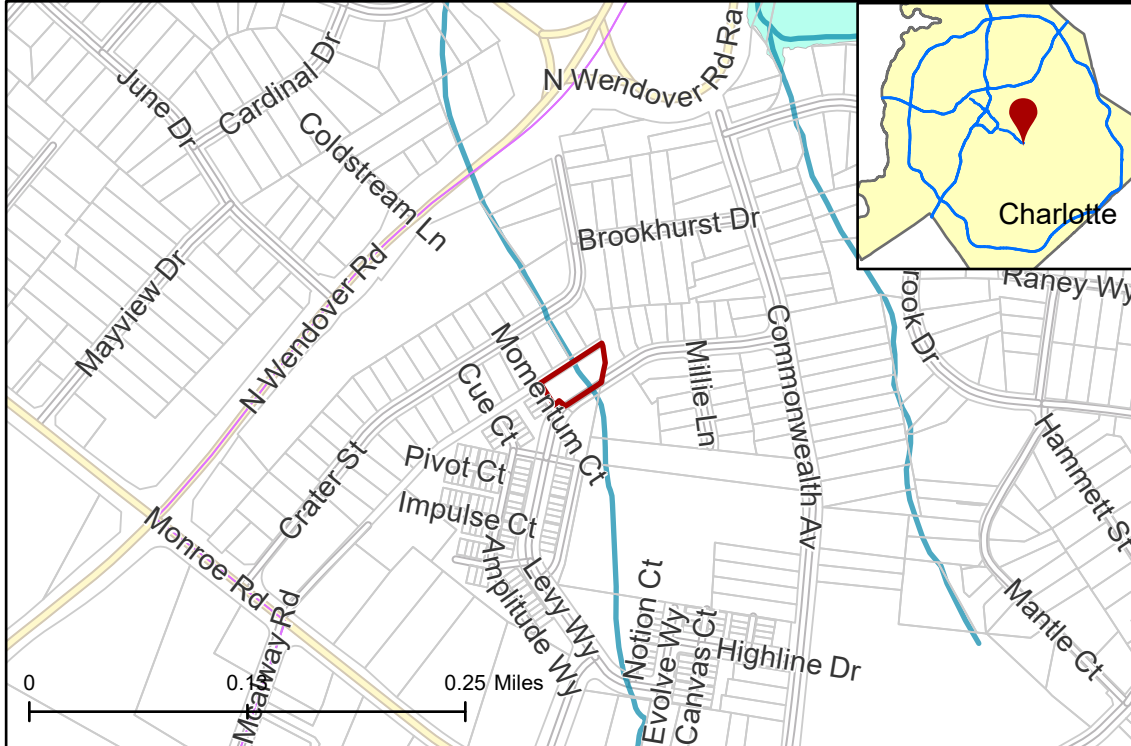
Parcel(s) 15906103

Current Zoning UR-2(CD) (Urban Residential, Conditional)

Requested Zoning UR-2(CD)SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 0.46 acres

Location of Requested Rezoning



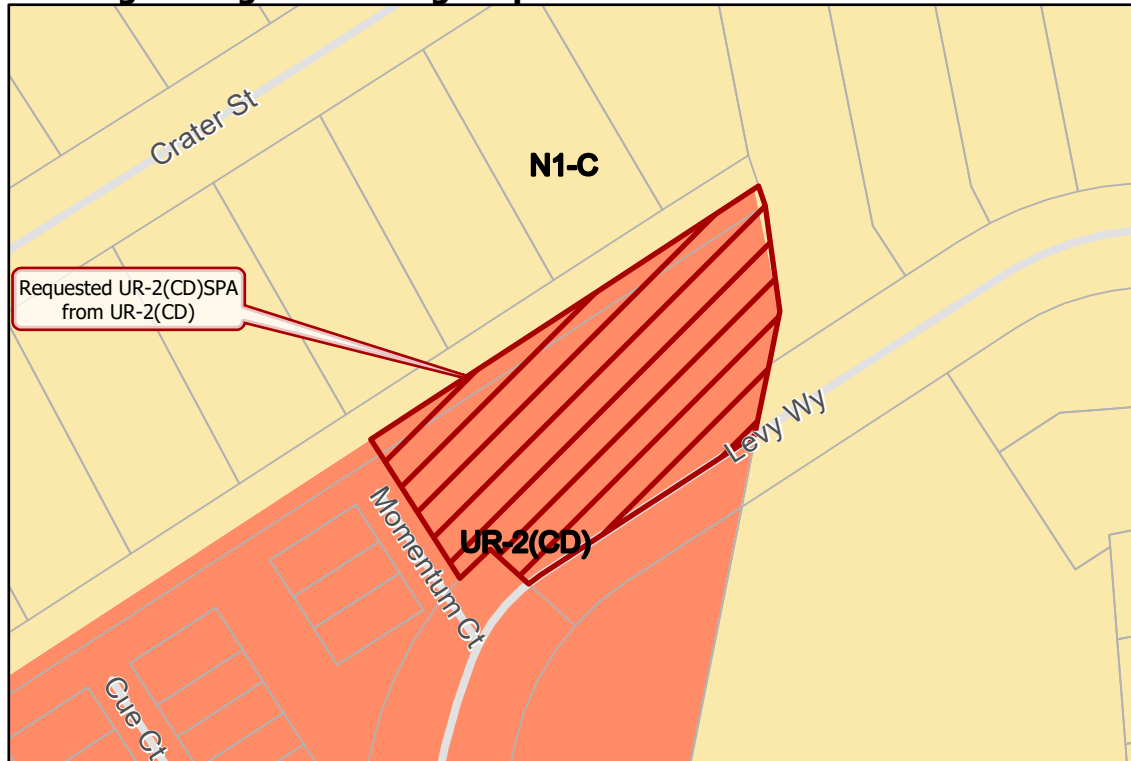
Rezoning Map



- 2024-078
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested UR-2(CD)SPA from UR-2(CD)
- Zoning Classification**
- Neighborhood 1
- Urban Residential

